



**NOTICE OF APPLICATION AND PROPOSED DETERMINATION OF  
NON-SIGNIFICANCE-MITIGATED (DNS-M)**

A Master Application has been filed and accepted with the Department of Community & Economic Development (CED) – Planning Division of the City of Renton. The following briefly describes the application and the necessary Public Approvals.

**DATE OF NOTICE OF APPLICATION:** April 5, 2016

**LAND USE NUMBER:** LUA16-000229, ECF, SA-A, MOD

**PROJECT NAME:** Sonic Drive-in Restaurant

**PROJECT DESCRIPTION:** The applicant is requesting Administrative Site Plan Review, Environmental (SEPA) Review and a parking modification for the construction of a new Sonic Drive-in Restaurant with associated drive-thru, canopy covered drive-in hop stalls, parking, landscaping, and infrastructure improvements. The proposed one-story building would be approximately 2,668 square feet in size. The site is located at 735 Hardie Ave SW at the intersection of Rainier Ave S and Hardie Ave SW within the Walmart parking lot. The site contains perimeter and internal landscaping with 16 trees and 64 surface parking stalls. The 0.73 acre site is within the Commercial & Mixed Use (CMU) land use designation and the Commercial Arterial (CA) zoning classification. Access to the site would continue to be provided internally from the Walmart Shopping Center. The proposal includes retention of 14 trees and a reduction to the existing parking stalls from 64 to 25 parking spaces. Per RMC 4-4-080 a maximum of 13 stalls are allowed onsite, thus the applicant is requesting a parking modification in order to exceed the number of parking spaces allowed onsite. The site contains high seismic hazards.

**PROJECT LOCATION:** 735 Hardie Ave SW, Renton, WA 98057

**OPTIONAL DETERMINATION OF NON-SIGNIFICANCE, MITIGATED (DNS-M):** As the Lead Agency, the City of Renton has determined that significant environmental impacts are unlikely to result from the proposed project. Therefore, as permitted under the RCW 43.21C.110, the City of Renton is using the Optional DNS-M process to give notice that a DNS-M is likely to be issued. Comment periods for the project and the proposed DNS-M are integrated into a single comment period. There will be no comment period following the issuance of the Threshold Determination of Non-Significance-Mitigated (DNS-M). This may be the only opportunity to comment on the environmental impacts of the proposal. A 14-day appeal period will follow the issuance of the DNS-M.

**PERMIT APPLICATION DATE:** March 24, 2016

**NOTICE OF COMPLETE APPLICATION:** April 5, 2016

**APPLICANT/PROJECT CONTACT PERSON:** Michael Shreve, PB Architects / 5506 6<sup>th</sup> Ave S / Seattle, WA 98108 / 206-443-9790 / mshreve@pbarch.com

**Permits/Review Requested:** Environmental (SEPA) Review, Site Plan Administrative, and Parking Modification

**Other Permits which may be required:** Building Permit, Construction Permit, and Sign Permit

**Requested Studies:** Drainage Report, Geotechnical Report, Landscape Analysis, Parking Analysis, Tree Memorandum, and Traffic Letter

If you would like to be made a party of record to receive further information on this proposed project, complete this form and return to: City of Renton, CED – Planning Division, 1055 So. Grady Way, Renton, WA 98057.

Name/File No.: Sonic Drive-in Restaurant/ LUA16-000229, ECF, SA-A, MOD

NAME: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_

TELEPHONE NO.: \_\_\_\_\_

Location where application may be reviewed:	Department of Community & Economic Development (CED) – Planning Division, Sixth Floor Renton City Hall, 1055 South Grady Way, Renton, WA 98057
CONSISTENCY OVERVIEW: Zoning/Land Use:	The subject site is designated <b>Commercial &amp; Mixed Use (CMU)</b> on the City of Renton Comprehensive Land Use Map and <b>Commercial Arterial (CA)</b> on the City’s Zoning Map and <b>Urban Design District D</b> Overlay District.
Environmental Documents that Evaluate the Proposed Project:	Environmental (SEPA) Checklist
Development Regulations Used For Project Mitigation:	The project will be subject to the City’s SEPA ordinance, <b>RMC 4-2-120A; 4-4-070; 4-4-080; 4-4-090; 4-4-130; 4-6-030; 4-9-070; 4-9-200</b> and other applicable codes and regulations as appropriate.
Proposed Mitigation Measures:	<p>The following Mitigation Measures will likely be imposed on the proposed project. These recommended Mitigation Measures address project impacts not covered by existing codes and regulations as cited above.</p> <ul style="list-style-type: none"> <li>▪ <b><i>The applicant would be required to comply with those recommendations included in the submitted Geotechnical Report.</i></b></li> </ul>

Comments on the above application must be submitted in writing to Clark Close, Senior Planner, CED – Planning Division, 1055 South Grady Way, Renton, WA 98057, by 5:00 PM on April 19, 2016. If you have questions about this proposal, or wish to be made a party of record and receive additional notification by mail, contact the Project Manager. Anyone who submits written comments will automatically become a party of record and will be notified of any decision on this project. A copy of the subsequent threshold determination is available upon request.

**CONTACT PERSON:** Clark Close, Senior Planner; Tel: (425) 430-7289; Email: [ccclose@rentonwa.gov](mailto:ccclose@rentonwa.gov)

**PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION**

